**Notes:**

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JOHN PHILIPS.
- DELAYING OR IMPROVING TO BOUNDARIES IS DIAGRAMMATIC ONLY, WHERE OFFSETS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. UNLESS YOU OR YOUR SERVICES (OR YOURS) SHOULD BE USED AND A FULL UTILITY INVESTIGATION INCLUDING A UTILITY LOCATION SURVEY SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2021.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

LEGEND:

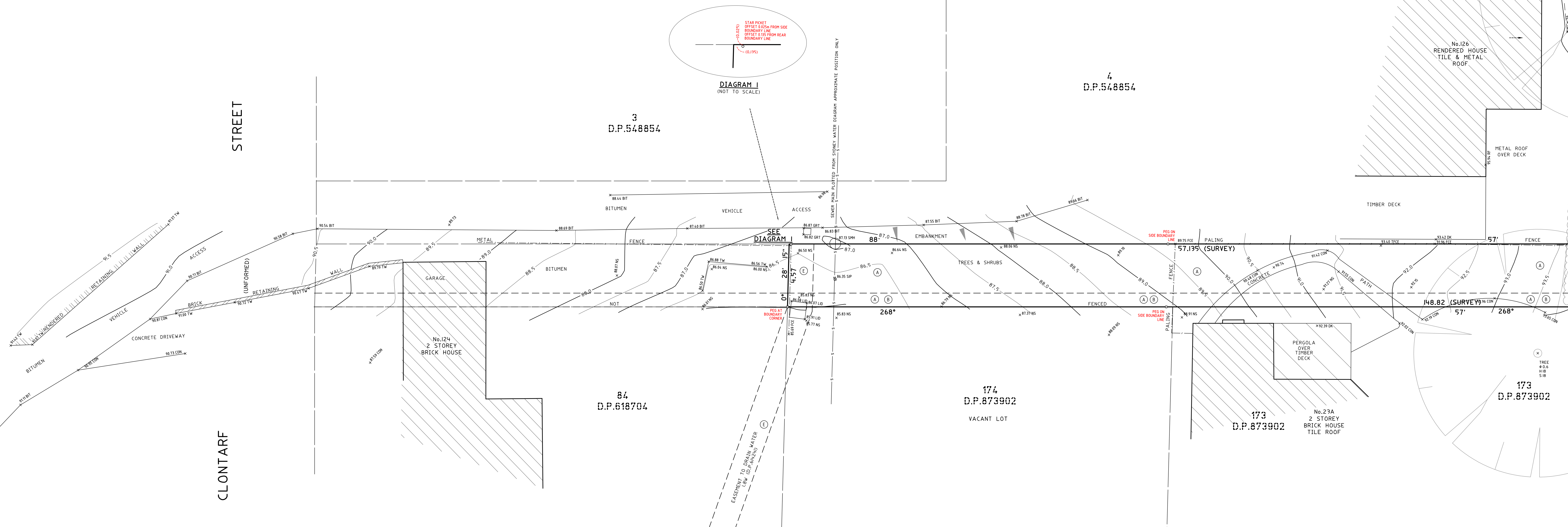
AW = AWNING
BL = BALCONY
BIT = BITUMEN
BW = BOTTOM WALL
BLD = BUILDING
CL = CENTRELINE
CON = CONCRETE
DK = DECK
FCG = FENCE
FL = FLOOR LEVEL
GR = GRATE
HL = HEAD LEVEL
LAN = LANDING SURFACE
NS = NATURAL SURFACE
PAT = PATIO
PAV = PAVING
PP = POWER POLE
RF = TOP OF ROOF
RR = ROOF RIDGE
SIP = SEWER INSPECTION PIT
SMH = SEWER MAN HOLE
SHD = SHED
SL = SILL LEVEL
STR = STAIRS
RET = RETAINING
REND = RENDERED
RF = TOP OF ROOF
RR = ROOF RIDGE
TEL = TELSTRA
TB = TOP OF BANK
TFCE = TOP OF FENCE
TG = TOP OF GUTTER
TKB = TOP OF KERB
TLE = TREE LINE
TW = TOP WALL
TR = TREE
WM = WATER METER
E = ELECTRICITY
S = SEWER

**NOTE:**

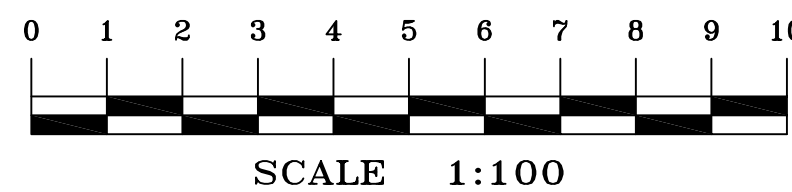
BUILDING STILL UNDER CONSTRUCTION
AT TIME OF SURVEY 20/09/21. FLOOR
LEVELS AND DECK LEVELS ARE NOT YET
AT FINISHED DESIGN LEVEL.

STREET

CLONTARF

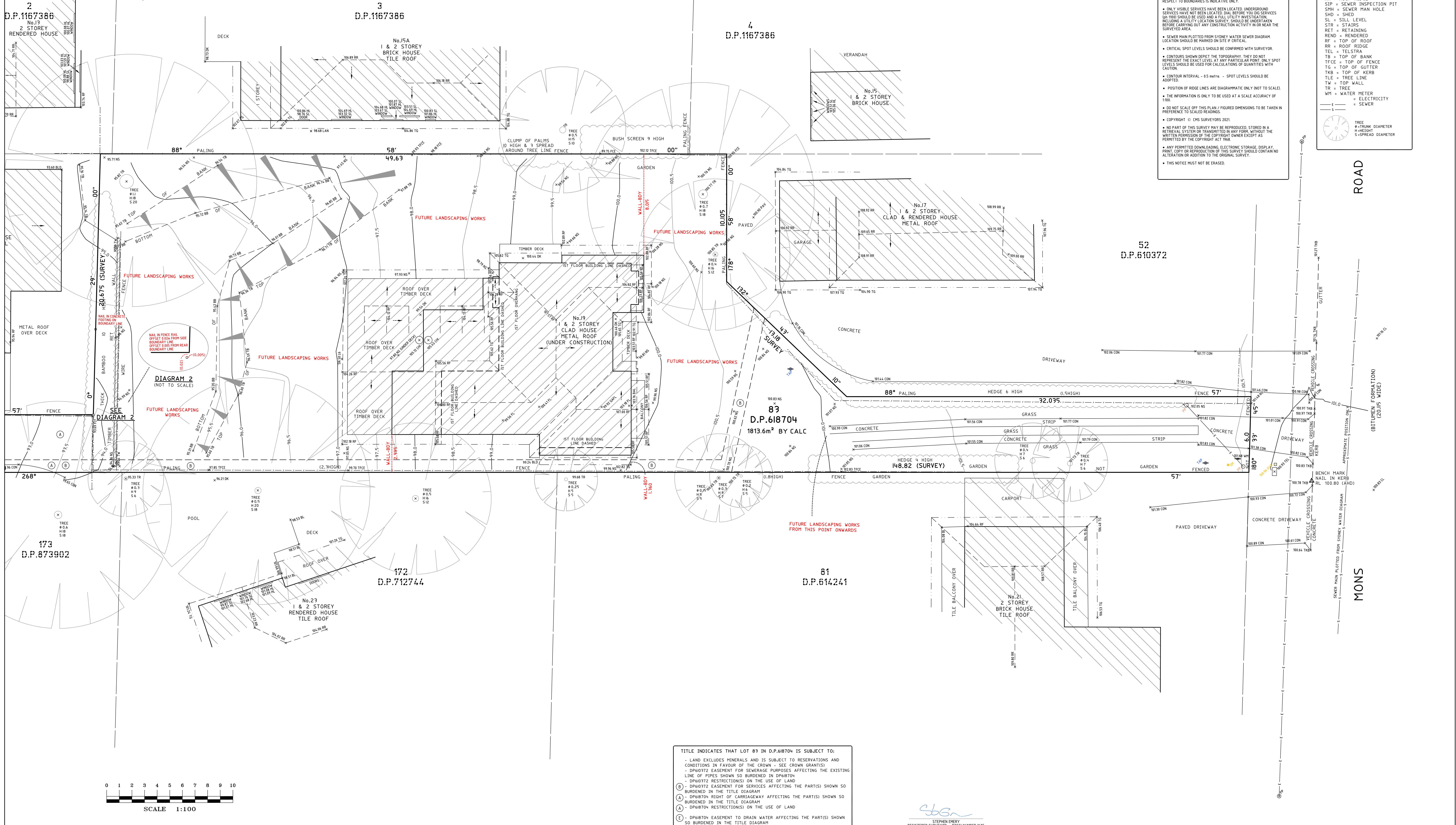
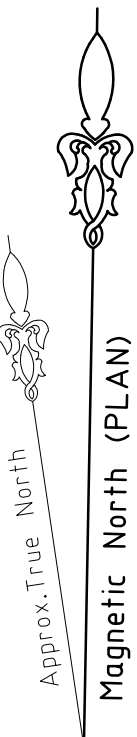
**TITLE INDICATES THAT LOT 89 IN D.P.618704 IS SUBJECT TO:**

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS
- DP618702 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE EXISTING LINE OF PIPES SHOWN SO BURDENED IN DP618704
- DP618702 RESTRICTIONS ON THE USE OF LAND
- DP618702 EASEMENT FOR SERVICES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP618704 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP618704 RESTRICTIONS ON THE USE OF LAND
- DP618704 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM



STEPHEN DEMPY
REGISTERED SURVEYOR - BOSS NUMBER 1605

			HORIZONTAL DATUM:	VERTICAL DATUM:	CLIENT:	PLAN SHOWING BOUNDARY MARKS PLACED AND DETAIL & LEVEL SURVEY OVER LOT 83 IN D.P.618704	C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 2/99A South Creek Road, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au	SURVEYED MC/MB/NS DRAWN ABS/RN/NS CHECKED MC/MB/NS APPROVED SE			
4	DETAIL UPDATE AND PART BOUNDARY MARKING	26/09/21	CO-ORDINATE SYSTEM: ASSUMED	DATUM: AUSTRALIAN HEIGHT DATUM (AHD)	JOHN PHILIPSZ	OVER LOT 83 IN D.P.618704		SURVEY INSTRUCTION 122668	SCALE 1:100 @ A0	DATE OF SURVEY 20/09/21	SHEET 1 OF 2
3	EASEMENT REMOVED	09/01/20	MARKS ADOPTED:	B.M. ADOPTED: PM 399	19 MONS ROAD			DRAWING NAME 122666detail			ISSUE 4
2	SELECTED DETAIL UPDATED & BOUNDARY MARKS PLACED	17/04/19	L.G.A. NORTHERN BEACHES	R.L. 90.37 (ORDER 4)	NORTH BALGOWLAH NSW 2093			CAD FILE 122666detail 4.dwg			
1	FIRST ISSUE	10/07/14		SOURCE: S.C.I.M.S. (04/08/04)							



TITLE INDICATES THAT LOT 83 IN D.P.618704 IS SUBJECT TO:

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS)
- DP61872 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE EXISTING LINE OF PIPES SHOWN SO BURIED IN DP618704
- DP61872 RESTRICTIONS(S) ON THE USE OF LAND
- DP61872 EASEMENT FOR SERVICES AFFECTING THE PART(S) SHOWN SO BURIED IN THE TITLE DIAGRAM
- DP618704 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO BURIED IN THE TITLE DIAGRAM
- DP618704 RESTRICTIONS(S) ON THE USE OF LAND
- DP618704 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURIED IN THE TITLE DIAGRAM

STEPHEN EMERY
REGISTERED SURVEYOR BOSS/NUMBER 1605

			HORIZONTAL DATUM:	VERTICAL DATUM:	CLIENT:	PLAN SHOWING BOUNDARY MARKS PLACED AND DETAIL & LEVEL SURVEY OVER LOT 83 IN D.P.618704	C.M.S. Surveyors Pty Limited	SURVEYED	DRAWN	CHECKED	APPROVED
4	DETAIL UPDATE AND PART BOUNDARY MARKING	26/09/21	CO-ORDINATE SYSTEM: ASSUMED	DATUM: AUSTRALIAN HEIGHT DATUM (AHD)	JOHN PHILIPSZ	AND DETAIL & LEVEL SURVEY OVER LOT 83 IN D.P.618704	ACN: 096 240 201	MC/MB/NS	ABS/RN/NS	MC/MB/NS	SE
3	EASEMENT REMOVED	09/01/20	MARKS ADOPTED:	B.M. ADOPTED: PM 399	19 MONS ROAD	OVER LOT 83 IN D.P.618704	PO Box 463 Dee Why NSW 2099	12668	12668	12668	DATE OF SURVEY 26/09/21
2	SELECTED DETAIL UPDATED & BOUNDARY MARKS PLACED	17/04/19		R.L. 90.37 (ORDER 4)	NORTH BALGOWLAH NSW 2093		2/99A South Creek Road, Dee Why NSW 2099	DRAWING NAME 12266detail	SCALE 1:100 @ A0		SHEET 2 OF 2
1	FIRST ISSUE	10/07/14	L.G.A. NORTHERN BEACHES	SOURCE: S.C.I.M.S. (04/08/04)			Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au	CAD FILE 12266detail v.dwg			ISSUE 4